

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
S/S Upper Glencoe Road, 4250' W \* DEPUTY ZONING COMMISSIONER  
of the c/l of York Road (Lots 2, 3, 4 & 5 of Wintergreen) \* OF BALTIMORE COUNTY  
8th Election District \* Case No. 96-445-SPH  
3rd Councilmanic District \*  
Mostafa Izadi, et ux  
Petitioners \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for those lots identified as Lots 2, 3, 4 and 5 of Wintergreen, also known as 1028, 1030, 1032 and 1036 Upper Glencoe Road, located in the vicinity of Lower Glencoe Road and the Gunpowder River in Sparks. The Petition was filed by the owners of the property, Mostafa and Zohreh A. Izadi. The Petitioners seek approval of a refinement to the Final Development Plan for Wintergreen to adjust the lot lines as proposed herein. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mostafa and Zohreh Izadi, property owners. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 24.73 acres, more or less, zoned R.C.4 and was approved as a five-lot subdivision in Case No. 92-166Z on March 31, 1992. Each lot is served by a panhandle driveway. However, due to steep slopes on the property, the panhandle driveway had to be relocated to reduce the steep slope of the driveways on each lot, and thus, the lot lines were altered. The Petitioners have filed the instant special hearing request to bring the approved development plan into compliance with the current.

site plan and to reflect the adjusted lot lines.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the proposed modifications are minor in nature and that strict compliance with the zoning regulations would unduly restrict development of the property. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1996 that the Petition for Special Hearing to approve a refinement to the final development plan for Wintergreen to adjust the lot lines for Lots 2, 3, 4 and 5, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to the comments submitted by the Development Plans Review Division of the Department of Permits and Development Management (DPRM), dated May 28, 1996, the Petitioners shall be required to delineate the lot line adjustments for Lots 2, 3, 4 and 5 by way of a metes and bounds description for each individual lot.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

- 2 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 21, 1996

(410) 887-4386

Mr. & Mrs. Mostafa Izadi  
P.O. Box 798  
Sparks, Maryland 21152

RE: PETITION FOR SPECIAL HEARING  
S/S Upper Glencoe Road, 4250' W of the c/l of York Road  
(Lots 2, 3, 4 & 5 of Wintergreen)  
8th Election District - 3rd Councilmanic District  
Mostafa Izadi, et ux - Petitioners  
Case No. 96-445-SPH

Dear Mr. & Mrs. Izadi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓file

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on Recycled Paper



## Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1028, 1030, 1032 & 1036 Upper Glencoe Rd  
96-445-SPH which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property stated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Refinement to Development Plan (Lot line adjustments)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Type or Print Name

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Type or Print Name

Signature

Address

Phone No.

City

State

Zip Code

When an owner or owners and others, under the powers of equity, that live and the legal interest of the property which is a subject of this Petition

Legal Owner:

Signature: MOSTAFA IZADI

Signature: Zohreh A. Izadi

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Signature: Zohreh A. Izadi

ZONING DESCRIPTION FOR 1028, 1030, 1032 & 1036 Upper Glencoe Rd.  
LOT 2, 3, 4 & 5 (address) 2 (address) 2 (address) 2 (address)

Beginning at a point on the SOUTH side of  
(north, south, east or west)

Upper Glencoe Rd. which is 20'  
(number of feet of right-of-way width)

wide at the distance of 4250' WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street York Rd.  
(name of street)

which is 30' wide. "Being Lot # 2, 3, 4 & 5.  
(number of feet of right-of-way width)

Block    Section    in the subdivision of WINTERGREEN  
(name of subdivision)

as recorded in Baltimore County Plat Book # 65, Folio # 76.

containing 17,990 sq. ft. Also known as (property address)

and located in the 8th Election District, 8th Councilmanic District.

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed subdivision of the property described below at the location and time specified below.

Case No. 96-445-SPH

(Item No.)

1028, 1030, 1032, and 1036

Upper Glencoe Road,

8th Election District, 3rd

Councilmanic District,

Sparks, Maryland 21152

Legal Owner:

Mostafa and Zohreh A. Izadi

Special Hearing to approve

refinement to development

plan for the subdivision.

Hearing: Tuesday, June 18,

1996 at 11:00 a.m. in Rm.

115, 400 Courthouse,

Towson, Maryland 21204

Legal Owner:

Mostafa and Zohreh A. Izadi

Special Hearing to approve

refinement to development

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Hearing: Tuesday, June 18,

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115, 400 Courthouse,

Towson, Maryland 21204

Legal Owner:

Mostafa and Zohreh A. Izadi

Special Hearing to approve

refinement to development

plan for the subdivision.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 24, 1996

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 23, 1996.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 5-28-96 ACCOUNT 96-445-SPH

AMOUNT \$ 443.00

RECEIVED FROM AT MOSTAFA IZADI

FOR POSTING AND ADVERTISING

VALIDATION OR SIGNATURE OF CASHIER

DATE 5-28-96 TIME 1:00 PM YELLOW - CASHIER



TO: POTTERY PUBLISHING COMPANY  
May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Mustafa Izadi  
P.O. Box 798  
Sparks, MD 21152  
771-6984

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)  
1028, 1030, 1032, and 1036 Upper Glenview Road  
S/2 Upper Glenview Road, 4250' W of c/f York Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Mustafa Izadi and Zohreh A. Izadi

Special Hearing to approve refinement to development plan (lot line adjustments).

HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCOTT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 17, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)  
1028, 1030, 1032, and 1036 Upper Glenview Road  
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Legal Owner(s): Mustafa Izadi and Zohreh A. Izadi

Special Hearing to approve refinement to development plan (lot line adjustments).

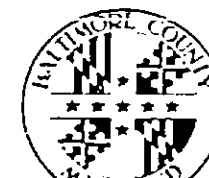
HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Mustafa Izadi

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 12, 1996

Mustafa and Zohreh Izadi  
P.O. Box 798  
Sparks, MD 21152

RE: Item No.: 443  
Case No.: 96-445-SPH  
Petitioner: Mustafa Izadi, et ux

Dear Mr. and Mrs. Izadi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits &  
Development Management  
DATE: May 28, 1996  
FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
SUBJECT: Zoning Advisory Committee Meeting  
For May 28, 1996  
Item No. 443

The Development Plans Review Division has reviewed the subject zoning item. The proposed lot line adjustments shown on the development plan must be delineated by metes and bounds for each individual lot before this refinement plan is approved.

Once the refinement to the development plan is approved, an amended record plat must be filed for this subdivision.

RWB:HJO:jrb

cc: File

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: May 16, 1996  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Edry L. Kerns

PK/JL

ITEM442/PZONE/TXTJWL



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 443 (SPH)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Jones Road  
Towson, MD 21206-5500

Office of the Fire Marshal  
(410) 887-4830

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
Attn: SPH-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW Zoning Agency:

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 442, 443, 444, 445, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM  
DATE: 6-4-96  
FROM: R. Bruce Seelye  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: May 20, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 445  
448  
443

RBS:sp  
BRUCEZ/DEPRM/TXTSPP

Seelye



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
1028, 1030, 1032, and 1036 Upper Glencoe \* ZONING COMMISSIONER  
Road, 3/8 Upper Glencoe Road, 4250' W of \*  
C/I York Road, 8th Election District, \* OF BALTIMORE COUNTY  
3rd Councilmanic \*  
Mostafa and Zohreh Izadi \* CASE NO. 96-445-SPH  
Petitioners \* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Mostafa and Zohreh Izadi, P. O. Box 798, Sparks, MD 21152, Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

*Gwen Fisher 1541*  
MOSTAFA IZADI, P.E.  
P.O. BOX 798  
SPARKS, MD 21152-0798  
H (410) 771-4084  
W (410) 631-3717

May 16, 1996

Mr. Larry Schmidt  
Baltimore County Zoning Commissioner  
Room 111  
Old Court House  
400 Washington Avenue  
Towson, MD 21204

RE: Special Hearing for  
Wintergreen Subdivision

Dear Mr. Schmidt:

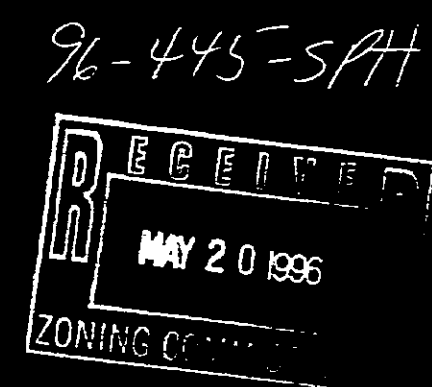
My wife and I have filed for a special hearing on May 8, 1996, for a refinement to the Development Plan for the above referenced Subdivision. Development Review Committee has determined our request meets the requirements of a refinement to the Development Plan on February 12, 1996, and the recommendations by DMC have been adopted by Mr. Arnold Jablon on February 15, 1996.

Hereby, we respectfully request your help for an expeditious hearing to enable us start construction of our new house as soon as possible. We would like to take advantage of dry weather and build our house in this coming Summer.

Should you have any questions, please do not hesitate to contact us.

Sincerely,  
*Mostafa Izadi*  
Mostafa Izadi  
*Zohreh A. Izadi*  
Zohreh A. Izadi

cc: Mr. Arnold Jablon, Director



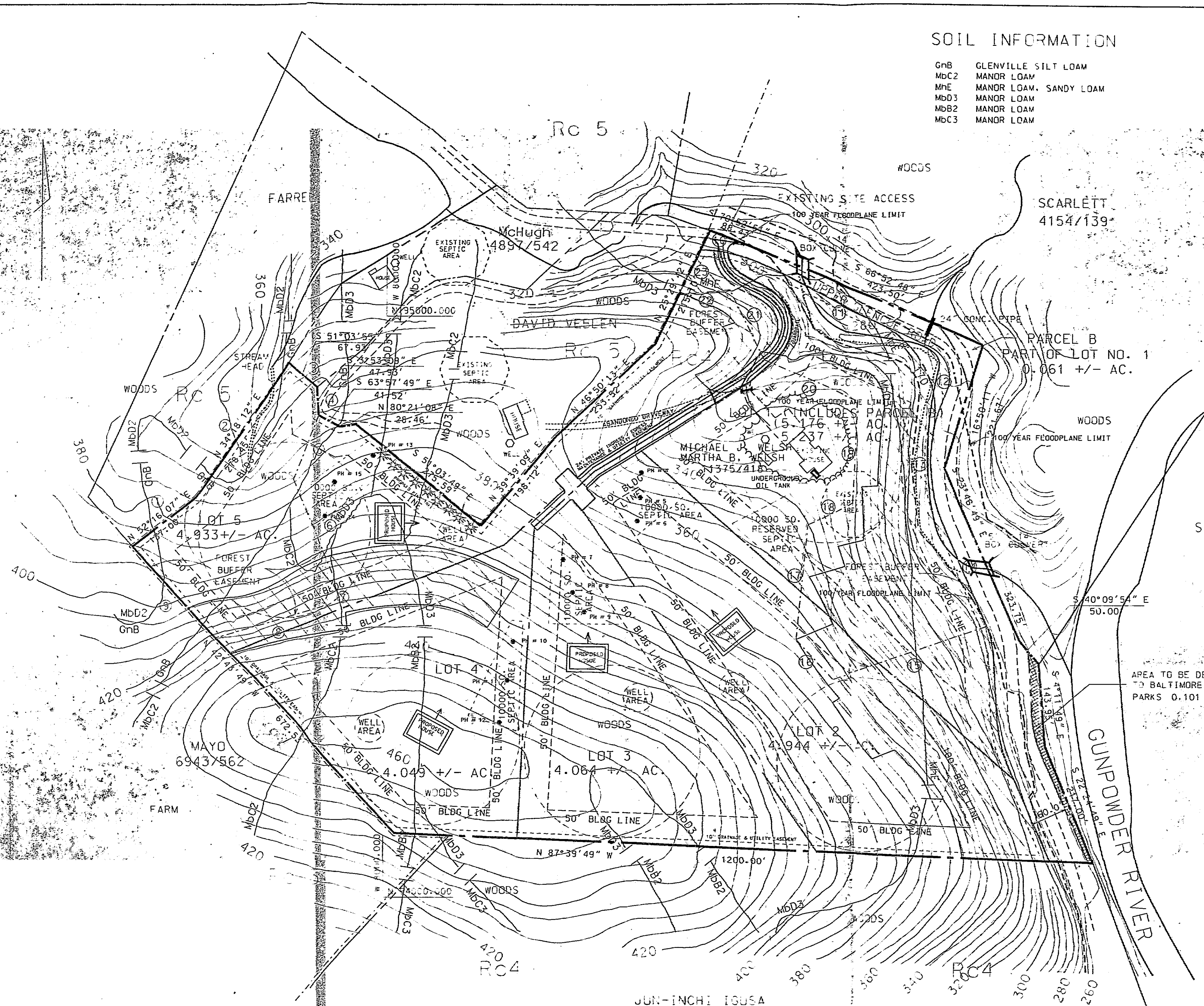
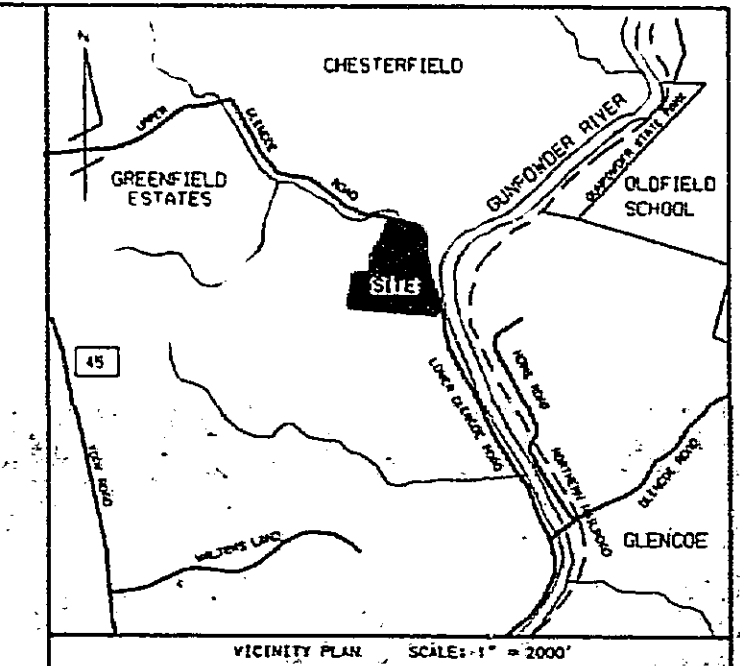


# SOIL INFORMATION

GMB GLENVILLE SILT LOAM  
MDC2 MANOR LOAM  
MNE MANOR LOAM, SANDY LOAM  
MDD3 MANOR LOAM  
MdB2 MANOR LOAM  
MDC3 MANOR LOAM

# DENSITY CALCULATIONS

EXISTING ZONING R  
GROSS AREA OF PROJECT 24.73 ACRES  
24.73 x .20 = 4.95 ACRES PERMITTED  
5 LOTS PERMITTED  
FROM MR. ARNOLD JABLON, DIRECTOR, OFFICE OF  
ZONING ADMINISTRATION AND DEVELOPMENT  
MANAGEMENT, BALTIMORE COUNTY  
NUMBER OF LOTS SHOWN 5 LOTS  
5 LOTS x 24.73 ACRES = 123.65 ACRES



# GENERAL NOTES:

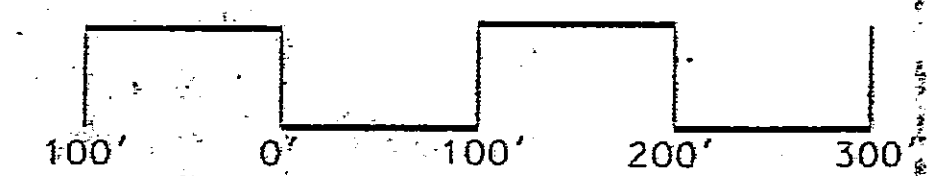
- EXISTING ZONING - RC 4
- MINIMUM LOT SIZE 3.0 ACRES
- ALL LOTS SERVED BY PRIVATE SEPTIC AND WELLS
- STORM DRAINAGE EASEMENT WILL BE DETERMINED AT TIME OF FIELD SURVEY
- TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY PHOTOGRAMMETRY
- FOR PANHANDLE LOTS, NO REFUSE COLLECTION, SNOW REMOVAL, OR MAINTENANCE BEYOND PUBLIC RIGHT-OF-WAY
- ALL SEPTIC SYSTEMS ARE A MINIMUM OF 200 FEET FROM STREAMS
- CLEARING AND GRADING LIMITED TO HOMESITES AND DRIVES
- ALL PANHANDLE LOTS SHALL BE SUBJECT TO RECORDED ACCESS EASEMENTS AND MAINTENANCE AGREEMENTS
- ALL LOTS SUBJECT TO 100 FOOT MINIMUM SETBACK FROM ROADS AND 50 FOOT MINIMUM SIDE AND REAR SETBACKS
- ONE LOT IS FOR SALE
- NO OPEN SPACE REQUIRED
- NO CRITICAL AREAS, ARCHEOLOGICAL OR HAZARDOUS MATERIAL SITES, NOR HABITAT OF ANY ENDANGERED SPECIES ARE WITHIN THIS SITE
- NO HISTORICAL BUILDINGS WITHIN THIS SITE
- STORM WATER MANAGEMENT EXEMPT (ALL LOTS EXCEED 3 ACRES)
- 300 FOOT CIRCLE CAN BE INSCRIBED IN ALL LOTS
- MAJOR VEGETATION - WOODS
- ALL LOT ACRES ARE APPROXIMATE
- A MAXIMUM OF 25% OF EXISTING WOODS MAY BE REMOVED FROM ANY LOT, BUT EVERY EFFORT WILL BE MADE TO MINIMIZE THE REMOVAL OF EXISTING TREES
- WATERSHED IS GUNPOWDER FALLS
- SUBSEWER SHED 81, NO PLANNED SERVICE
- 3 rd COUNCILMANIC DISTRICT
- 2 PARKING SPACES TO BE PROVIDED FOR EACH LOT
- GRADES OVER 25% SHALL BE SHOWN ON THE CONSEQUENT GRADING PLANS
- BEARINGS AND COORDINATES BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT GRID TRAVERSE STATIONS 13391 & 13392
- NO HISTORY OF PRIOR SUBDIVISION
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS
- AVERAGE DAILY TRAFFIC (ADT) = 12.5 x 5 = 62.5 = 63
- SEDIMENT AND EROSION CONTROL DEVICES FOR THE PRIVATE INGRESS/EGRESS WILL BE SHOWN ON THE CONSEQUENT GRADING PLANS
- HOME SITES WILL BE GRADED ON AN INDIVIDUAL BASES AT THE TIME OF CONSTRUCTION
- "BEST PRACTICE" CLAUSE WILL BE INCLUDED IN THE DEEDS OF NEW LOTS TO INSURE THAT WHOEVER TAKES OWNERSHIP WILL HAVE TO COMPLY WITH COMMUNITY CONCERNS AND SEDIMENT CONTROL LAWS AND REGULATIONS DURING CONSTRUCTION OF THE HOUSES
- REASON FOR AMENDMENT: REVISED PROPERTY LINES LOTS 2, 3, 4 & 5
- ONLY LOT NO. 1 HAS BEEN SOLD
- OWNER: MICHAEL J. WELSH AND MARTHA B. WELSH  
RECORDED IN LIBER 11375, FOLIO 418, BALTIMORE COUNTY, MD.

# LEGEND

PROPERTY LINE  
CONTOUR  
SOILS TYPE  
EXISTING ROADS  
EXISTING SEPTIC AREAS  
EXISTING STREAMS  
WOODS LINES  
PROPOSED ROADS/DRIVEWAYS  
SLOPES GREATER THAN 25%  
EXISTING STRUCTURES  
EXISTING WELLS  
PROPOSED BUILDING SITE  
FRONT ORIENTATION  
FOREST BUFFER EASEMENT  
ZONING LINE BOUNDARY  
100 YEAR FLOOD PLANE

# FOREST BUFFER EASEMENT DESCRIPTION

AREA 1	BEARING	DISTANCE
1	N 52°16'07" E	131.00'
2	N 34°18'12" E	278.45'
3	S 51°03'55" E	67.93'
4	S 3°53'09" E	47.93'
5	S 22°28'55" W	118.17'
6	S 24°25'01" E	183.53'
7	S 21°29'45" W	53.01'
8	S 73°43'11" W	195.20'
9	N 62°43'51" W	213.81'
AREA 2	BEARING	DISTANCE
10	CHS 76°04'28" E	118.79'
11	CHS 65°45'09" E	118.17'
12	CHS 24°25'01" E	183.53'
13	CHS 21°29'45" W	53.01'
14	CHS 73°43'11" W	195.20'
15	CHS 62°43'51" W	213.81'
16	CHS 24°25'01" E	183.53'
17	CHS 21°29'45" W	53.01'
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100	CHS 24°25'01" E	183.53'



# OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN IN THIS PLAT, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Mostafa Izadi* *Martha B. Welsh* 4/11/96

W. JACOB WELSH MARTHA B. WELSH DATE

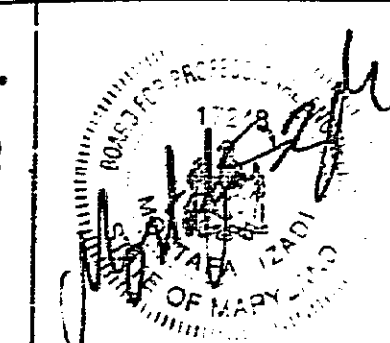
NOTE:  
THE DEVELOPMENT REVIEW COMMITTEE HAS APPROVED THIS REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 21-211 BY MR. ARNOLD JABLON BY LETTER DATED FEBRUARY 15, 1996.

REVISED: OCTOBER 20, 1992  
NOVEMBER 26, 1992  
MARCH 1, 1996  
APRIL 9, 1996

WILLIAM D. ERMER  
SURVEYORS  
4 FITZGERALD COURT  
BALTIMORE, MARYLAND, 21234



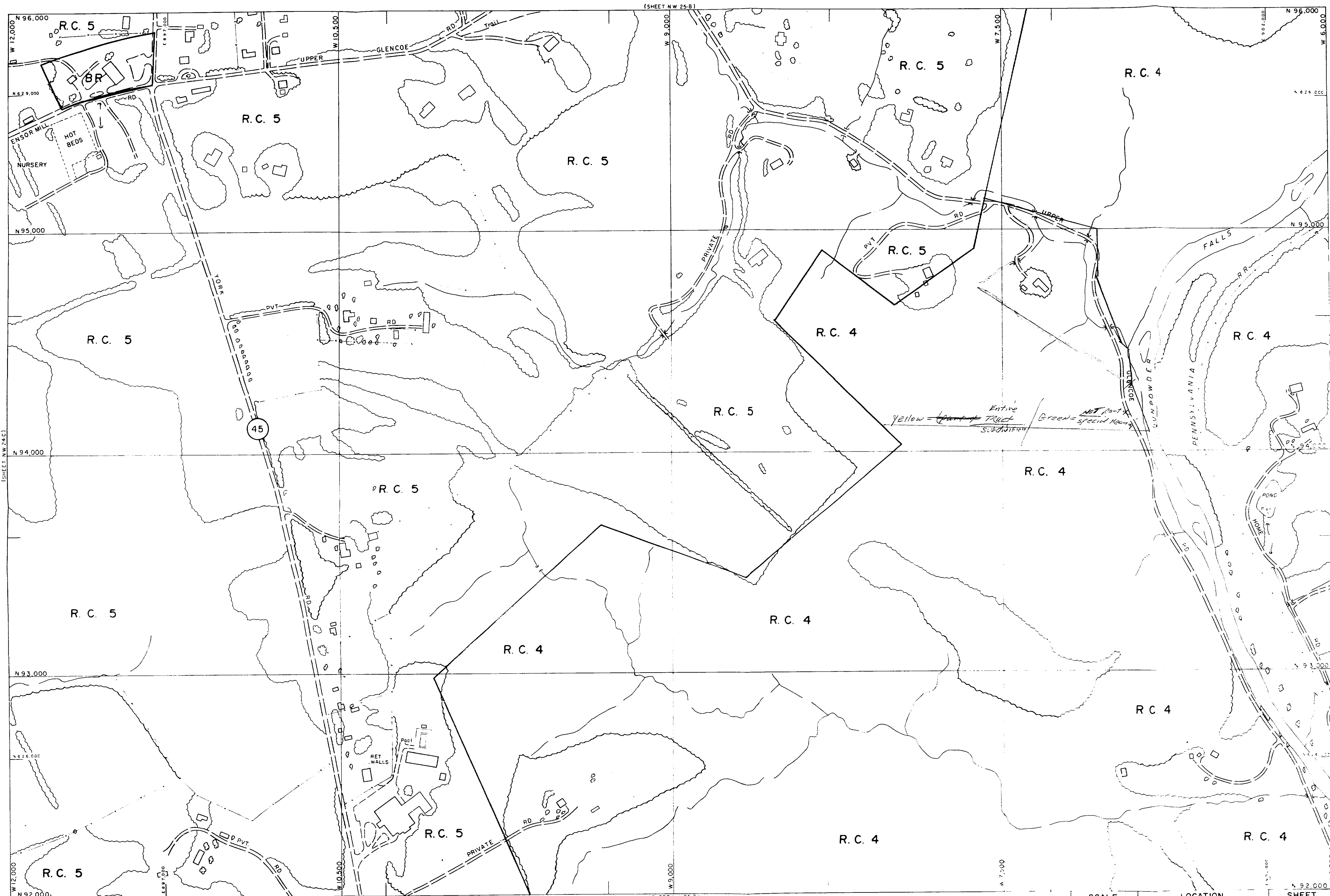
MOSTAFA IZADI, P.E.  
APPLICANT-ENGINEER-OWNER  
P. O. BOX 798  
SPARKS, MARYLAND 21152



FINAL DEVELOPMENT PLAN SUBDIVISION # 92166Z  
WINTERGREEN SUBDIVISION  
1026 UPPER GLENCOE ROAD  
EIGHTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SHEET 1 OF 2  
DATE: SEPTEMBER 23, 1992  
SCALE: 1" = 100'

96-445-SPH 443  
PETITIONER'S  
EXHIBIT 1





DD-NE

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

*Chairman, County Council*

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTHWEST OF  
GLENCOE

SHEET  
NW  
24-B

#  
1443

96-445-5PH